

174.0

0004

0017.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

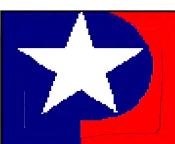
735,600 / 735,600

USE VALUE:

735,600 / 735,600

ASSESSED:

735,600 / 735,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		ARNOLD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HILL ROBERT JR	
Owner 2:	
Owner 3:	
Street 1: 19 WARBLER SPRINGS RD	
Street 2:	

Twn/City: LINCOLN	St/Prov: MA	Cntry:	Own Occ: N
Postal: 01773		Type:	

PREVIOUS OWNER
Owner 1: SNELL TODD K -
Owner 2: -
Street 1: 12 DOYLE CIR
Twn/City: FRAMINGHAM
St/Prov: MA
Postal: 01701

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .067 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1900, having primarily Wood Shingle Exterior and 1836 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	SNELL TODD K,	71783-263	1	10/23/2018	Estate/Div	500,000	No	No		
	PUOPOLO STEPHEN	27254-123		4/30/1997		186,500	No	No	Y	

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	BUILDING PERMITS	ACTIVITY INFORMATION
	Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name

1/31/2019	147	Window/S	28,250	C						

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2940		Sq. Ft.	Site		0	70.	1.73	6									355,740						355,700	

Total AC/HA: 0.06749

Total SF/SM: 2940

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 355,740

Spl Credit

Total: 355,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 12 - Multi-Conver	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									EFP: 14 (84)	SFL										
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																	FFL			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																	BMT			
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																			(210)			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES	Kits: 2	Rating: Average	1st Res Grid									Desc: Line 1	# Units 1									15	
Color: WHITE	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																				
Frpl:	WSFlue:	Upper	Rating:	Other																					
		Lvl 2	Rating:	Lvl 1																					
		Lvl 1	Rating:	Lower																					
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>													
Grade: C - Average	Location:	1st Res Grid Desc: Line 1 # Units 1																							
Year Blt: 1900	Eff Yr Blt:	Total Units:	FY LR DR D K FR RR BR FB HB L O																						
Alt LUC:	Alt %:	Floor:	Other																						
Jurisdct:	Fact: .	% Own:	Upper																						
Const Mod:	Name:	Plumbing:	Lvl 2																						
Lump Sum Adj:		Electric:	Lvl 1																						
		Heating:	Lower																						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>				<b>SKETCH</b>									
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL																		
Prim Int Wal 2 - Plaster	Functional:	%	Interior:	1	3	1																			
Sec Int Wall:	Economic:	%	Additions:	1	4	1																			
Partition: T - Typical	Special:	%	Kitchen:																						
Prim Floors: 2 - Softwood	Override:	%	Baths:																						
Sec Floors:	Total:	31 %	Plumbing:																						
Bsmnt Flr: 12 - Concrete	<b>CALC SUMMARY</b>				Electric:																				
Subfloor:	Basic \$ / SQ: 170.00				Heating:																				
Bsmnt Gar:	Size Adj.: 1.25975609				General:																				
Electric: 3 - Typical	Const Adj.: 0.99000001				Totals																				
Insulation: 2 - Typical	Adj \$ / SQ: 212.017				2 7 2																				
Int vs Ext: S	Other Features: 101500																								
Heat Fuel: 2 - Gas	Grade Factor: 1.00																								
Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000																								
# Heat Sys: 2	NBHD Mod:																								
% Heated: 100	LUC Factor: 1.00																								
Solar HW: NO	Adj Total: 550632																								
% Com Wal	Depreciation: 170696																								
	Depreciated Total: 379936																								
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 174.0-0004-0017.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:													